

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVAL ☒ APPROVAL SUBJECT TO CONDITIONS ☐ DENIAL

REPORT DATE: January 11, 2016

Project Name: Lund Short Plat II

Owner: HCH Lund LLC, PO Box 188, Puyallup, WA 98371

Applicant/Contact: Mr. Fred Herber, JK Monarch, PO Box 188, Puyallup, WA 98371

File Number: LUA15-000859, SHPL-A

Project Manager: Jill Ding, Senior Planner

Project Summary: The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 10,548 square foot (0.24 acre) vacant lot zoned Residential-8 (R-8) into two lots for the future construction of single family residences. Each new lot would total 5,274 square feet in area. Access to Lot 1 would be provided via a residential driveway off of SE 162nd Street. Lot 2 would be a corner lot and access would be provided via a residential driveway off of either SE 162nd Street or 114th Avenue SE. The applicant submitted a street modification approval (LUA15-000754) to utilize the existing frontage improvements in lieu of installing new landscaping, sidewalk, curb and gutter along the project frontage. Sensitive slopes are mapped on the project site. The project site was originally created via a short plat processed under King County (recording no. 20070919900008) and a subsequent City of Renton Lot Line Adjustment (recording no. 20140728900008).

Project Location: 16203 114th Avenue SE (parcel no. 0088000177)

Site Area: 10,548 sq. ft. (0.24 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Topography Map
- Exhibit 5: Drainage, Erosion Control, and General Utilities Plan
- Exhibit 6: Tree Retention Worksheet
- Exhibit 7: Technical Information Report
- Exhibit 8: On-Site Soils Infiltration Capacity
- Exhibit 9: Public Comment Email Chain from Peter Spairring
- Exhibit 10: Public Comment letter from Victor Dron
- Exhibit 11: Staff Response to Victor Dron
- Exhibit 12: Advisory Notes to Applicant
- Exhibit 13: Modification Approval
- Exhibit 14: Public Comment letter from Dana Cook

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** HCH Lund, LLC
PO Box 188
Puyallup, WA 98371
- 2. **Zoning Classification:** Residential-8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Medium Density (RMD)
- 4. **Existing Site Use:** Vacant
- 5. **Neighborhood Characteristics:**
 - a. **North:** *Single family residential (R-6)*
 - b. **East:** *Single family residential (R-6)*
 - c. **South:** *Single family residential (R-8)*
 - d. **West:** *Single family residential (R-8)*
- 6. **Site Area:** 10,548 sq. ft. (0.24 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5327	03/01/2008
Lund Short Plat	L04S0037	N/A	09/19/2007
Lund Lot Line Adjustment	LUA14-000582	N/A	07/28/2014

Street Modification

LUA15-000754

N/A

11/13/2015

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Water service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be submitted to the City at the time of Utility Construction Permit.
- b. Sewer: Sewer service is provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be submitted to the City at the time of Utility Construction Permit.
- c. Surface/Storm Water: There are limited drainage improvements in SE 162nd Street and 114th Avenue SE.

2. Streets: There are street improvements fronting the site in 114th Avenue SE and SE 162nd Street.

3. Fire Protection: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations

3. Chapter 4 Property Development Standards

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on December 10, 2015 and determined the application complete on December 17, 2015. The project complies with the 120-day review period.
2. The project site is located at 16203 114th Avenue SE.
3. The project site is currently vacant.
4. The project site was originally created via a short plat processed under King County (recording no. 20070919900008) and a subsequent City of Renton Lot Line Adjustment (recording no. 20140728900008). The short plat was recorded on 9/19/2007. More than 5 years have passed since the

recording of the short plat; therefore the property may be re-subdivided via the short plat process and is not required to go through the preliminary plat process (RMC 4-7-070C.2).

5. Access to the site would be provided via individual driveways off of SE 162nd Street and 114th Avenue SE.
6. The property is located within the Residential Medium Density Comprehensive Plan land use designation.
7. The site is located within the R-8 zoning classification.
8. There are no existing trees located on the project site.
9. Sensitive slopes are mapped on the project site. The applicant submitted a Topography Map (Exhibit 4), which demonstrates that the topography of the site is relatively flat and there are no slopes onsite, which meet the definition of a sensitive slope (grade between 25 and 40 percent).
10. No filling is proposed and a negligible amount of excavation is proposed for the installation of the ADA ramp at the northeast corner of the project site, the existing driveway access repair along 114th Avenue SE, and the installation of the new driveway access along SE 162nd Street.
11. The applicant is proposing to begin construction in later winter or early spring of 2016 and end in spring of 2016.
12. Staff received 3 public comment letter(s) (Exhibits 9, 10, and 13). One public comment letter, received by Dana Cook (Exhibit 13) was received on January 5, 2016, which was after the public comment period ended on December 31, 2015. To address public comments the following report contains analysis related to storm drainage, minimum and maximum density permitted, lot dimensional requirements, parking, landscaping, and pedestrian safety.
13. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
14. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (MD) on the City's Comprehensive Plan Map. The purpose of the MD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Policy L-33: Emphasize the use of open ponding and detention, vegetated swales, rain

	gardens, clean roof run-off, right-of-way landscape strips, open space, and stormwater management techniques that mimic natural systems, maximize water quality and infiltration where appropriate, and which will not endanger groundwater quality.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

- 15. Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis															
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements. All fractions which result from net density calculations shall be truncated at two (2) numbers past the decimal (e.g., 4.5678 becomes 4.56). Calculations for minimum or maximum density which result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><u>Staff Comment:</u> <i>There are no areas to be deducted from the gross site area for the purpose of calculating net density. Based on a gross site area of 10,548 square feet (0.24 acres), the proposal for 2 lots would result in a net density of 8.33 du/ac (2 lots / 0.24 ac = 8.33 du/ac). The proposal for 2 lots on the project site is within the density range permitted in the R-8 zone.</i></p>															
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1 and 2</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>5,274</td><td>74.06</td><td>71.26</td></tr><tr><td>Lot 2</td><td>5,274</td><td>75.85</td><td>71.26</td></tr></table> <p><u>Staff Comment:</u> <i>The proposed lots comply with the minimum lot size, width, and depth requirements of the R-8 zone.</i></p>				Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	5,274	74.06	71.26	Lot 2	5,274	75.85	71.26
Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)													
Lot 1	5,274	74.06	71.26													
Lot 2	5,274	75.85	71.26													
✓	<p>Setbacks: The required setbacks in the R-8 zone are as follows: front yard is 20 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p><u>Staff Comment:</u> <i>The proposed lots provide adequate area for compliance with the</i></p>															

	<i>required setbacks. Compliance with setbacks would be verified at the time of building permit review.</i>
✓	<p>Building Standards: The R-8 zone has a maximum building coverage of 50%, a maximum impervious surface coverage of 65%, and a maximum building height of 2 stories with a wall plate height of 24 feet.</p> <p><i>Staff Comment:</i> Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</p>
Compliant if condition of approval is met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment:</i> A Conceptual Landscape Plan (Exhibit 3) was submitted with the preliminary short plat application materials. The landscape plan was stamped by a professional engineer, not a landscape architect or certified nurseryman as required by RMC 4-8-120D.12. The submitted landscape plan depicts a 10-foot onsite landscape strip as well as three existing bitter cherry trees currently planted within the right-of-way. The landscape plan indicates that a total of three red osier dogwood or barberry shrubs, two magnolia trees, and Kentucky bluegrass would be planted within the site's 10-foot onsite landscape strip. In addition, Kentucky bluegrass would also be planted within the right-of-way. The City's landscaping regulations require a mix of trees, shrubs, and ground cover within the 10-foot onsite landscape strip. Staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of utility construction permit review to include more trees and shrubs within the onsite landscape strip. In addition, the landscape plan shall comply with RMC 4-8-120D.12 and shall be prepared by a landscape architect or certified nurseryman. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval.</p> <p>Staff has received comments from the City's Community Services Department expressing concerns regarding the species of existing street trees. It is recommended that the existing trees be replaced with large maturing, non-maple species. Specimen grade only. Staff recommends, as a condition of approval, that the detailed landscape plan include the replacement of the existing street trees with large maturing, non-maple species. Specimen grade only.</p>
Compliant if condition of approval is met	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees</p>

	<p>adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> A tree retention worksheet (Exhibit 6) was submitted with the project application. There are no existing trees on the project site; therefore there are no trees required for retention. However, in order to comply with the minimum tree density requirements, a minimum of two trees are required to be planted on each lot. The conceptual landscape plan (Exhibit 3) includes one new tree on each lot. Staff recommends, as a condition of approval, that the detailed landscape plan include a minimum of one additional tree on each lot in order to comply with the City's minimum tree density requirements.</p>
✓	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> Driveway and parking requirements for the new lots would be verified at the time of building permit review. However, there appears to be adequate area available onsite for compliance with the parking and driveway requirements.</p>

16. Design Standards: Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

Compliance not yet demonstrated	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or
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	<p>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</p> <p><u>Staff Comment:</u> Staff was unable to verify compliance with this requirement. The proposed lots do not appear to comply with options 1 or 2 above. Compliance with option 3 would be verified at the time of building permit review. Staff recommends, as a condition of approval, that the applicant demonstrate compliance with either option 1 or 2 above prior to final short plat approval or option 3 above at the time of building permit review. Demonstration of compliance with this requirement shall be submitted to the Current Planning Project Manager for review and approval, prior to short plat recording.</p>
Compliance not yet demonstrated	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
Compliance not yet demonstrated	<p>Facade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
Compliance not yet	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p>

demonstrated	Staff Comment: <i>Compliance for this standard would be verified at the time of building permit review.</i>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p>Staff Comment: <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p>Staff Comment: <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p>Staff Comment: <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p>Staff Comment: <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

- 17. Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Both lots would access off of a public street. Lot 1 would access off of SE 162nd Street via a new residential driveway and Lot 2 would access off of either SE 162nd Street or 114th Avenue SE via a new residential driveway. Compliance with the driveway standards would be verified at the time of building permit review.</p>
✓	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> Not applicable, no new blocks are proposed.</p>
✓	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> Both lots are rectangular in shape with the front yard areas oriented to the north towards SE 162nd Street.</p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> Existing right-of-way width in SE 162nd Street is 60 feet. Existing right-of-way width in 114th Avenue SE is 60 feet. Both streets are classified as residential access roads. To meet the City's complete street standards, half street improvements including 13 feet of paving from centerline, curb and gutter, an 8-foot planter strip, a 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per RMC 4-6-060.</p> <p>The applicant submitted a request for a street modification, under separate cover (LUA15-000754), allowing the existing sidewalk, curb and gutter in SE 162nd Street and 114th Avenue SE to remain. The original short plat was approved in King County and the street frontage improvements were built at that time prior to annexation into the City. The requested modification was approved (Exhibit 13) subject to two conditions:</p> <ol style="list-style-type: none"> 1. A new curb ramp per ADA standards will be required to be installed at the corner of SE 162nd Street and 114th Avenue SE. 2. Existing driveway and the adjacent curb and sidewalk along 114th Avenue SE is cracked and shall be replaced per City of Renton standards. <p>Current traffic impact fee is \$2,951.17 per new single family lot. Payment of the transportation impact fee is due at the time of issuance of the building permit.</p> <p>Street lighting is not required for a two lot short plat.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The project site is surrounded by existing single family residential development. The proposal to construct two new single family residences on the project</p>

	site would be consistent with the existing development pattern in the surrounding neighborhood.
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18. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Cascade Elementary, Nelsen Middle School and Lindberg High School. Any new students attending Cascade Elementary or Nelsen Middle schools would walk to school. Students attending Lindberg High School would be bussed to school.</p> <p>Students attending Cascade Elementary School would walk to the east along the shoulder of SE 162nd Street to 116th Avenue SE, where they would cross the street to Cascade Elementary. Students attending Nelsen Middle School would have two options for safe walking routes to school. Students would walk either to the west along the shoulder of SE 162nd Street to the Thomas Teasdale to Cascade Park Trail where they would walk along the trail to the northwest to the intersection with the Cascade Waterline Trail where they would walk along the trail to the southwest to Nelsen Middle School or they would walk to the south along the existing sidewalk along 114th Avenue SE to SE 164th Street where they would turn west and walk along the north shoulder of SE 164th Street to Jones Avenue S where they would head north and walk to Nelsen Middle School. Students attending Lindberg High School would be bussed to school. The stop is located approximately 0.89 miles from the project site at 108th Avenue SE and SE 170th Street. Sidewalk, curb and gutter were previously constructed along the project's SE 162nd Street and 114th Avenue SE frontage under the original Lund Short Plat (King County file no. L04S0037). Students would walk south along the existing sidewalk along 114th Avenue SE to SE 164th Street where they would walk west and walk south along either 113th Avenue SE, 111th Avenue SE, or 109th Avenue SE to SE 168th Street where they would walk west to 108th Avenue SE and turn south to the bus stop at the intersection of 108th Avenue SE and SE 170th Street.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,643.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> A Technical Information Report (Exhibit 7) dated November 11, 2015, prepared by Larson and Associates was submitted with the short plat application. The proposed two lot short plat is subject to Appendix C, Small Project Drainage Review. A</p>

	<p><i>Soils Infiltration Capacity report (Exhibit 8) dated December 8, 2015 prepared by Larson and Associates was submitted with the application materials. According to the Soils Infiltration Capacity report, full infiltration is not feasible and full dispersion is not possible due to the size of the lots. Flow control to each new lot will be mitigated by utilizing Basic Dispersion and the Restrictive Footprint Credit BMPs.</i></p> <p><i>Surface water system development fee is \$1,485.00 per lot.</i></p>
✓	<p>Water: Water Service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be submitted to the City at the time of Utility Construction Permit.</p>
✓	<p>Sanitary Sewer: Sewer Service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be submitted to the City at the time of Utility Construction Permit.</p>

I. CONCLUSIONS:

1. Sensitive slopes are mapped on the project site. A Topographic Survey (Exhibit 4) was submitted with the project application and according to the survey there are no slopes onsite which meet the definition of a sensitive slope (grade between 25 and 40 percent), see FOF 9.
2. The subject site is located in the Residential Medium Density (MD) Comprehensive Plan designation and complies with the goals and policies established with this designation if all conditions of approval are met, see FOF 14.
3. The subject site is located in the Residential – 8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 15.
4. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 16.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 17.
7. There are safe walking routes to the school bus stop and nearby schools, see FOF 18.
8. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 18.

J. DECISION:

The Lund Short Plat II, File No. LUA15-000859, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. A detailed landscape plan shall be submitted at the time of utility construction permit review. The landscape plan shall comply with RMC 4-8-120D.12 and shall be prepared by a landscape architect or certified nurseryman. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval and shall include, but is not limited to, the following revisions:
 - a. More trees and shrubs shall be included within the 10-foot onsite landscape strip;
 - b. The replacement of the existing street trees located along SE 162nd Street with large maturing, non-maple species (specimen grade only); and
 - c. A minimum of one additional tree on each lot in order to comply with the City's minimum tree density requirements.

2. The applicant demonstrate compliance with either option 1 or 2 of the Lot Configuration standards outlined in RMC 4-2-115E.1 prior to final short plat recording or option 3 of the Lot Configuration standards at the time of building permit review. Demonstration of compliance with this requirement shall be submitted to the Current Planning Project Manager for review and approval prior to short plat recording.

DATE OF DECISION ON LAND USE ACTION:**SIGNATURE:****Jennifer Henning, Planning Director***1-11-2016***Date**TRANSMITTED this 11th day of January, 2016 to the Owner/Applicant/Contact:

Owner:
HCH Lund, LLC
PO Box 188
Puyallup, WA 98371

Applicant/Contact:
Fred Herber
JK Monarch
PO Box 188
Puyallup, WA 98371

TRANSMITTED this 11th day of January, 2016 to the Parties of Record:

Victor Dron
16211 114th Avenue SE
Renton, WA 98055

Dana Cook
11304 SE 162nd Street
Renton, WA 98055

Peter Spairring
16022 114th Avenue SE
Renton, WA 98055

TRANSMITTED this 11th day of January, 2016 to the following:

Chip Vincent, CED Administrator
Brienne Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on January 25, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the

reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



City of
London

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

ACH LUND, LLC
WASHINGTON UNITED LIABILITY COMPANY

STATE OF _____ }
COUNTY OF _____ }
SS _____ }

SIGNED THIS DEED AND ON GAIN STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OR TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____
 PRINTED NAME OF NOTARY PUBLIC _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____


TOTAL AREA (AC)
10,568 SF (24 AC)
2 SINGLE-ENTRY DETACHED RESIDENTIAL B (7+/-)
ZONING:
PROPOSED GROSS SF (LOT 1):
PROPOSED NET SF (LOT 1):
PROPOSED GROSS SF (LOT 2):
PROPOSED NET SF (LOT 2):
CENTRAL AREA SF:
CENTRAL AREA BUFFER SF:
STREET DEDICATION SF:
PARKING ACCESS EASEMENT SF:
MAXIMUM DENSITY ALLOWED:
PROPOSED DENSITY:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

NAME _____

FILED FOR RECORD THIS.....DAY OF20.....AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF

MRGR.....SUP.I. OF RECORDS

RECORDING NO.	VOL./PAGE	
SCALE: 1 INCH = 50 FT. 		
PORTION OF: NE 1/4 of NE 1/4, S.29 T.23 N. R. 5 E. W. M.		

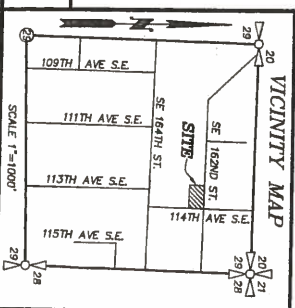
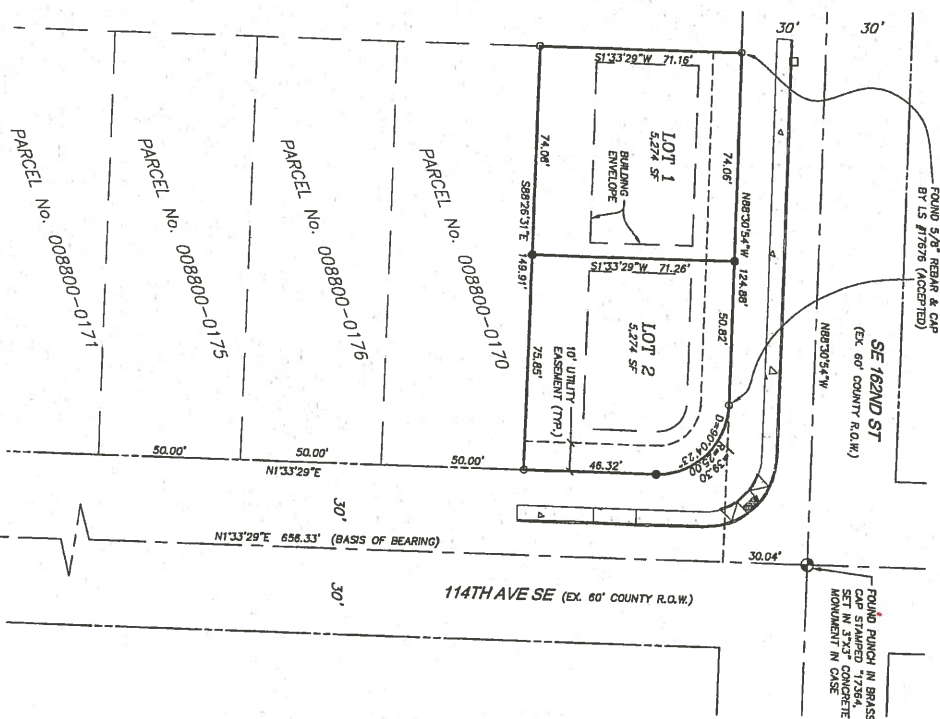
2. ALL THE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN ASSOCIATES HAS CONDUCTED ON DATED AUGUST 16, 2014. IN PREPARING THIS MAP, LAWSON & ASSOCIATES HAS CONDUCTED NO FIELD SURVEY. THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP ARE BASED ON THE INFORMATION PROVIDED BY THE AMERICAN SUBMISSION. CLARIFICATION TO THE SURVEYED PROPERTY IS BASED ON THE INFORMATION PROVIDED BY THE AMERICAN SUBMISSION. LAWSON & ASSOCIATES HAS USED THE INFORMATION PROVIDED BY THE AMERICAN SUBMISSION TO PREPARE THIS SURVEY, AND THEREFORE LAWSON & ASSOCIATES QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

4. ALL DISTANCES ARE IN FEET (U.S. SURVEY FEET)
5. THIS SURVEY REPLACES AND HOLDS CITY OF RENTON LOT LINE ADJUSTMENT NO. LUW-14-000582 RECORDED UNDER RECORDING NO. 20140728900008.

- 1-5. NOT APPLICABLE TO BE SHOWN ON SURVEY.
6. THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON PLAT OF MARY PINKS NO. 6, AS RECORDED IN VOLUME 42 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON (NOTED HERE).
7. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUEGET SOUND POWER & LIGHT COMPANY AS RECORDED UNDER RECORD NO. 200705000004, RECORDS OF KING COUNTY, WASHINGTON (DESCRIPTION INSUFFICIENT TO PLAT ON SURVEY).
8. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUEGET SOUND ENERGY AS RECORDED UNDER RECORDING NO. 20070500002222, RECORDS OF KING COUNTY, WASHINGTON. (DESCRIPTION INSUFFICIENT TO PLAT ON SURVEY).
9. THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON SHORT PLAT OF KING COUNTY, AS RECORDED UNDER RECORDING NO. 20070919000004, RECORDS OF KING COUNTY, WASHINGTON. (SHOWN AND NOTED HERE).
10. THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON LOT LINE ADJUSTMENT, AS RECORDED UNDER RECORDING NO. 20140729000004, RECORDS OF KING COUNTY, WASHINGTON. (SHOWN AND NOTED HERE).

FOUND 5/4" REBAR & CAP BY LS #2323A, UNLESS
 OTHERWISE INDICATED (DATE VISITED: 6-21-2015)
 SET 1/2" REBAR W/OBRANGE PLASTIC T.D. CAP MARKED "RLS
 #2195" & WHITE STRIKE
 FOUND MONUMENT AS DESCRIBED (DATE VISITED: 6-21-2015)
 CENTRALING RIGHT-OF-WAY

AND ASSOCIATES <i>surveyors, engineers, & planners</i>	DATE 12-08-2015	JOB NO. 8358
8002 PACIFIC AVENUE, SUITE 4 SEASIDE, CALIFORNIA 92544 (352) 474-3404	SCALE 1"=30'	SHEET 1 OF 1



SITE ADDRESS
15901 WALK AVE SE

16203 174th AVE SE

LOT 1, SHORT PLAT NO. L0450017, RECORDED SEP. 18, 2007
UNDER RECORDING NO. 2007081890000, RECORDS OF KING
COUNTY, WASHINGTON.

[illegible]

STAMP	CANON NAME	SIZE	QUANTITY/PCS
	SHARP-BL OFFER PROMOTION BY HANABISHI	2 DOLLAR	3
	EXISTING STAMP THEME CHERRY	N/A	3 EXISTING
	ON-SITE LUNCH BOOK-EXCHANGE ELECTRONIC	N/A	1,200 SET
	MOET OF AN CHAMPAGNE CARTON PLASTIC BOXES	N/A	1,853 SET
	MARQUEE THEATRE	1 / 2 DOLLAR (200)	2

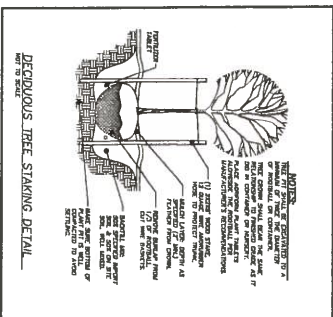
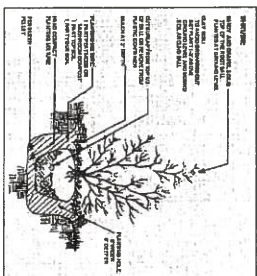
1. (ONLY) RIGHT OF WAY TREE FOR EACH ADDRESS. (3 EXISTING)
2. 21/24' RIGHT OF WAY GROUND COVER LANDSCAPING.
3. ON-SITE LANDSCAPING STRIP TO INCLUDE A MAX OF TREES, SHRUBS, AND GROUND COVER.
4. 10' ON-SITE LANDSCAPING STRIP.
5. RIGHT OF WAY LANDSCAPING TO INCLUDE A MAX OF TREES AND GROUND COVER.

 HORIZONTAL LINE
 VERTICAL LINE
 BUILDING ATTACHED LINE
 EX. WATERS MAIN
 EX. WATERS WATER
 PROPOSED CONCRETE
 EXISTING PAVEMENT
 EXISTING CONCRETE
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NOTE:
TOPOGRAPHY PREPARED FROM MOING COUNTY G.S.

SCALE 1"=20'

0 10 20 40

[illegible]

SITE

12/08/15
DRAWING NO.
BJ5BLNDSCF
SHEET 1 OF 1

CONCEPTUAL LANDSCAPE PLAN

LARSON and ASSOCIATES
Land Surveyors & Engineers, Inc.
4401 So. 66th ST. TACOMA, WA. 98409 (253) 474-3404

PROPOSER: JK MONARCH
P.O. BOX 188
PUYALLUP, W

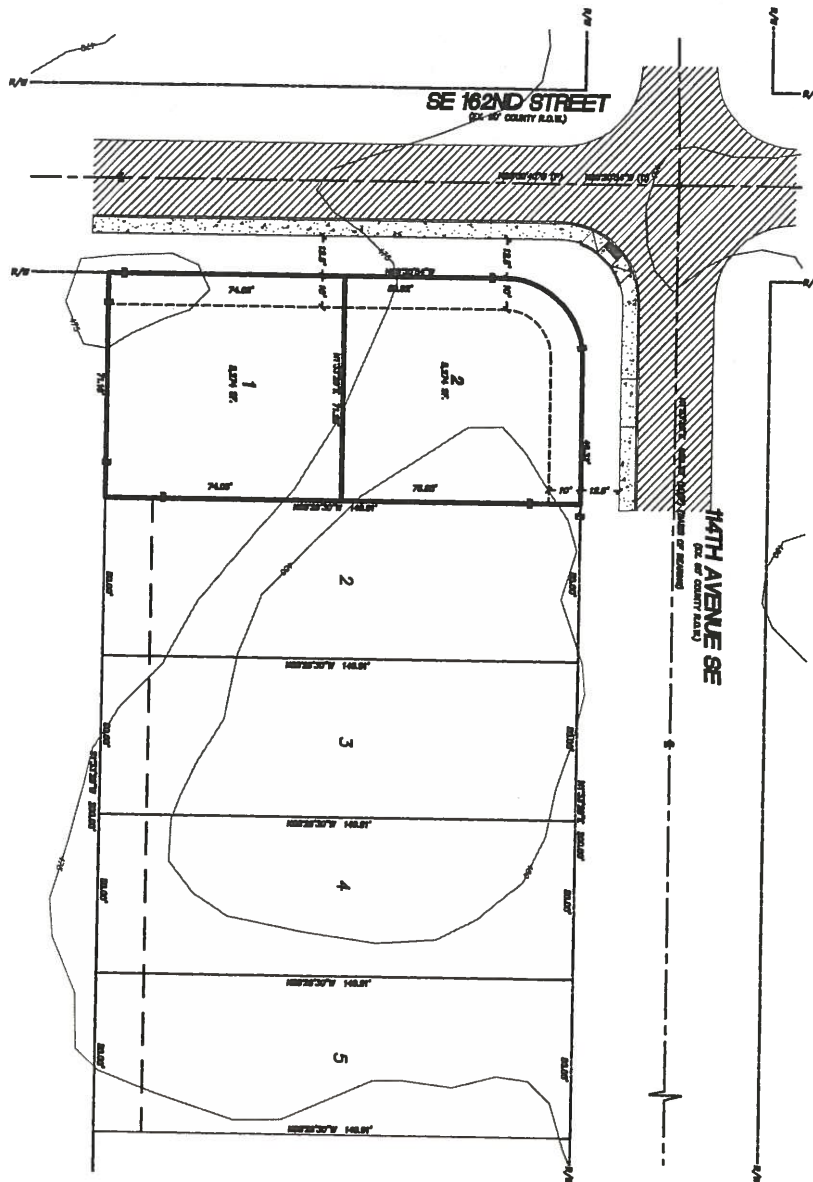
EXHIBIT 3

PARCEL NUMBER	COMMISSION (PLM AC)	SITE ADDRESS	19800 174th AVE SE
---------------	---------------------	--------------	--------------------

LUND SHORT PLAT I
NE 1/4, NE 1/4, SEC. 29, T14N23 N, R14G 5 E, W14
TOPOGRAPHY MAP

LEGAL DESCRIPTION

LET BY AIRMAIL FIRST CLASS, POSTAGE GUARANTEED
UNLESS INDICATED HAS. POSTAGE PAID, ADDRESS OF ADDRESSEE
COUNT, DISTRICT.



CONTOUR INTERVAL

PROBATION

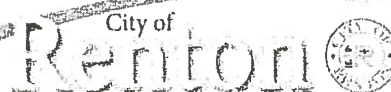
LEGEND

——— PRIORITY LINE
 —••••• P/W LINE
 —••••• EDITING CONTROL
 ——— EXTENDIT LINE
 ——— BUILDING BLOCK LINE
 ——— PROPOSED CONTROL
 ——— EDITING CONTROL TO REMAIN

[illegible]

DATE	12/08/15	DRAWING NO	R35BBA5E	SHEET 1 OF 1
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DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



TREE RETENTION WORKSHEET

Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

RECEIVED

DEC 10 2015

1. Total number of trees over 6" diameter¹, or alder or cottonwood trees at least 8" in diameter on project site 0 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:
 - Trees that are dangerous² 0 trees
 - Trees in proposed public streets 0 trees
 - Trees in proposed private access easements/tracts 0 trees
 - Trees in critical areas³ and buffers 0 trees

Total number of **excluded trees:** 0 trees
3. Subtract **line 2** from **line 1**: 0 trees
4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:
 - 0.3 in zones RC, R-1, R-4, R-6 or R-8
 - 0.2 in all other residential zones
 - 0.1 in all commercial and industrial zones

0 trees
5. List the number of 6" in diameter, or alder or cottonwood trees over 8" in diameter that you are proposing⁵ to **retain**⁴: 0 trees
6. Subtract **line 5** from **line 4** for **trees to be replaced**:
(if line 6 is zero or less, stop here. No replacement trees are required) 0 trees
7. Multiply **line 6** by **12"** for number of **required replacement inches**: 0 inches
8. Proposed size of trees to meet **additional planting** requirement:
(Minimum 2" caliper trees required) 0 inches per tree
9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:
(If remainder is .5 or greater, round up to the next whole number) NaN trees

¹ Measured at 4.5' above grade.

² A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.

³ Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a.

⁶ When the required number of protected trees cannot be retained, replacement trees, with at least a two-inch (2") caliper or an evergreen at least six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement tr



Larson & Associates
surveyors, engineers and planners
9027 Pacific Avenue, Suite 4
Tacoma, WA 98444

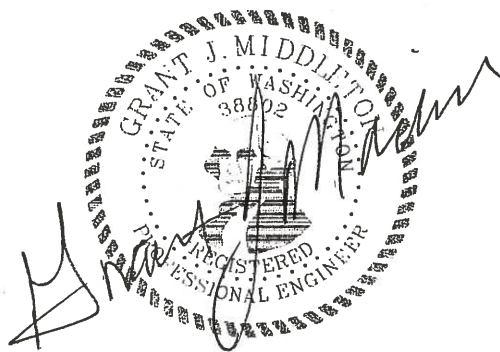
RECEIVED
DEC 10 2015
CITY OF TACOMA

LUND SHORT PLAT II

TECHNICAL INFORMATION REPORT

PROPONENT:

JK MONARCH
CONTACT: ROY SIMMONS
P.O. BOX 188
PUYALLUP, WA 98371
253-840-5660



PREPARED BY:

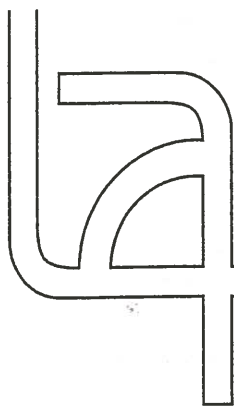
Larson & Associates
surveyors, engineers and planners
9027 Pacific Avenue, Suite 4
Tacoma, WA 98444
(253) 474-3404

**Entire Document
Available Upon Request**

November 11, 2015

EXHIBIT 7

● GEOTECH REPORT ●



LARSON

AND ASSOCIATES

surveyors, engineers & planners

WWW.RRLARSON.COM

December 8, 2015

City of Renton
Development Services
Renton City Hall
1055 S. Grady Way
Renton, WA 98057

RE: Lund Short Plat II On-Site Soils Infiltration Capacity

In order to examine the infiltration capacity of the on-site soils for Lund Short Plat II, Larson and Associates has conducted a site visit and extracted soil logs, which have been tested by Krazan with the results that follow.

Existing Site Conditions

The Lund Short Plat II property is located in the southwest corner of the intersection between SE 162nd St. and 114th Ave. SE. The site was formerly known as "Lot 1" in the original short plat and is currently vacant. The vegetation located on-site is comprised primarily of grass and brush. According to the King County GIS, there is a topographic high point of approximately 480.00 feet situated in the southeast end of the site. The property slopes from the east to west in Lot "B" and from north to south in Lot "A". There is an approximate low point of 475.00 feet situated in the southwest end of the site per the GIS maps. Existing single family residences are located on the opposite side of the road on both sides of the property. Frontage improvements were previously completed with curb, gutter and sidewalk. The proposed grades of this two-lot short plat will therefore be very close to the existing grades on and surrounding this site.

S.C.S. Soils Information

Per the S.C.S. Soils Map, on-site soils consist of Alderwood gravelly sandy loam (8 to 15 percent slopes). This rolling Alderwood soil is moderately well drained. It formed in glacial till on broad uplands. Permeability is very slow. Surface runoff is medium and the erosion hazard is moderate.

Test Pit Information

On October 15, I visited the project site where four test pits were dug to investigate the underlying soil conditions. The test pits were excavated to a width of approximately 2 feet and a depth of approximately 6 feet. Standing water was noted at approximately 2.5 feet below finish grade. Therefore representative soil samples were extracted from each test pit at a depth below finish grade. These soil samples were delivered to Krazan for material to determine if there was any capacity in the existing soils for infiltration. Results proved that none of the test pit soils allowed for any infiltration at all. See test pit logs for more information.

**Entire Document
Available Upon Request**

EXHIBIT 8

Jill Ding

From: Jill Ding
Sent: Tuesday, December 29, 2015 8:11 AM
To: 'CEDAR RIVER MEDICAL MASSAGE'
Cc: Jan Illian
Subject: RE: Information Request, Limelite Short Plat, City File LUA14-001083

Mr. Spairring,

Thank you for your email and yes, I did receive the picture you sent. I have included your comments as well as the picture in the official land use file for consideration by the decision maker. As part of this preliminary review, we will review the proposed short plat for compliance with the City's adopted drainage standards as well as compliance with the City's subdivision regulations. This analysis will be included in the decision, a copy of which you will receive as a party of record.

Jill Ding
Senior Planner
CED
City of Renton
(425) 430-6598
jding@rentonwa.gov

From: CEDAR RIVER MEDICAL MASSAGE [mailto:Half_Pete@msn.com]
Sent: Wednesday, December 23, 2015 4:08 PM
To: Jill Ding
Subject: Re: Information Request, Limelite Short Plat, City File LUA14-001083

Did you see the attached picture that I sent. I don't think this is due to water run off. Having lived her for 50 years and seen many times when it has rained as hard it has been lately. The ditch/yard I show in the picture has never filled with water like in the past. Though the property on the south east corner of s 162nd st and 114th ave SE has always become muddy and filled with water during the winter. I believe that according to King County Rules He would not be able to short plat a subdivision for 2 years after the completion of the homes placed on the existing lots. And of City of Renton's own rules do not allow for the requested division. It already is as small as it can be without a variance.

From: Jill Ding <JDing@Rentonwa.gov>
Sent: Monday, December 21, 2015 10:22 AM
To: 'CEDAR RIVER MEDICAL MASSAGE'
Subject: RE: Information Request, Limelite Short Plat, City File LUA14-001083

Thank you Mr. Spairring,

EXHIBIT 9

I have added you as a part of record for this project. Thank you for your comments. I will include them in the official file for consideration by the decision maker. In your comments you note concerns with regards to stormwater discharge, the number of lots permitted, as well as the size of the lots permitted. As part of our review we will review the proposed short plat for compliance with the adopted 2009 King County Surface Water Design Manual and City of Renton amendments to that manual. We will also be reviewing the short plat for compliance with the City of Renton's adopted standards for minimum lot size, width, and depth requirements as well as compliance with minimum density. We will also be reviewing the short plat in the context of the previously approved short plat (approved under King County) to determine whether the additional lot complies with the City of Renton subdivision regulations.

As a party of record you will receive copies of any correspondence from the City regarding this project as well as a copy of the decision. Once the decision is issued a 14-day appeal period will begin. Should the feel that the City erred in its decision, you may file an appeal. The appeal would be heard by the City of Renton Hearing Examiner.

Thank you,

Jill Ding

Senior Planner

CED

City of Renton

(425) 430-6598

jd Ding@rentonwa.gov

From: CEDAR RIVER MEDICAL MASSAGE [mailto:Half_Pete@msn.com]

Sent: Thursday, December 17, 2015 3:34 PM

To: Jill Ding

Subject: Re: Information Request, Limelite Short Plat, City File LUA14-001083

Peter L Spairring

16022 114th AVE SE

Renton WA 98055

I have attached a copy of a picture showing the water problem on a property kitty corner from the property. In 50 years of living in the neighbor hood this has never had any flooding before. I believe it is from a combination of heavy rain and all the new houses that have been allowed to be built in the area.

From: Jill Ding <JDing@Rentonwa.gov>

Sent: Thursday, December 17, 2015 1:38 PM

To: 'CEDAR RIVER MEDICAL MASSAGE'

Subject: RE: Information Request, Limelite Short Plat, City File LUA14-001083

Could you provide me with your mailing address so I can add you as a part of record?

From: CEDAR RIVER MEDICAL MASSAGE [mailto:Half_Pete@msn.com]

Sent: Wednesday, December 16, 2015 5:12 PM

To: Jill Ding

Subject: Re: Information Request, Limelite Short Plat, City File LUA14-001083

There is a sign up that says they are trying to short plat. The name on it is Lund Estates 2 or Lunde Estates 2 (If i remember correctly the address is 16203 114th AVE SE)

Again the property is the South West corner of 114th ave SE and S 162nd st.

There should not be a variance allowed on this property for several reasons. 1.) It would not conform to the other properties. 2.) There is a water retention issue going were water is now building up on the North West lot of the same corner. I have pictures of this problem if you need them. 3.) it would make the corner unsafe because the automobile site line would be reduced further by the building and then even further by any plants that the owner would plant. 4.) The city of Renton's own rules do not allow for such a small lot on a corner. The corner lot is supposed to be twice as big as the other lots.

From: Jill Ding <JDing@Rentonwa.gov>
Sent: Monday, November 30, 2015 9:59 AM
To: 'CEDAR RIVER MEDICAL MASSAGE'
Subject: RE: Information Request, Limelite Short Plat, City File LUA14-001083

Mr. Sparring,

The developer has not submitted a short plat application yet. Once the application is received and the application is accepted for review, a 14 day public comment period will begin, during which you may submit public comments. In addition, once a decision has been issued on the application, a 14 day appeal period will run, during which you may file an appeal of the City's decision, if you feel it was issued in error.

Thank you,

Jill Ding
Senior Planner
CED
City of Renton
(425) 430-6598
jdilling@rentonwa.gov

From: CEDAR RIVER MEDICAL MASSAGE [mailto:Half_Pete@msn.com]
Sent: Thursday, November 26, 2015 12:13 PM
To: Jill Ding
Subject: Re: Information Request, Limelite Short Plat, City File LUA14-001083

I'm not sure that you have the correct property since there is 2 lots on the corner of 114th Ave SE and SE 162nd ST. There are 2 properties on the corners that are owned by separate developers and are planning to subdivide. I am speaking of the property that was called (Lund estates ?)

I have many objections when he goes to dividing the corner lot on the South West corner of 114th Ave SE and SE 162nd ST, (Not to be confused with the South East Corner.) This lot is already very small. If you were to put 2 houses on the corner it would be non conforming and would create more of a safety problem on the corner

because the houses themselves would block traffic view and this is not even including any landscaping that that the property owner put in.

Please tell this developer that he Has big obstacle to over come with all the neighbors in the neighbor hood. I am just the one is that is voicing our concerns, I would like to be kept in the loop on both properties.

At this time Jill for some reason it feels like the City is trying to keep me from being informed on these projects. I go on line and see that this developer has been very active but you have not sent me anything about his applications.

It still is not to late to get the city annexation of this area over turned since the city bribed property owners with more valuable zoning to get the property owners to pass the annexation.

I have talked with a lawyer and have been told that the city's annexation truly was illegal and reversing the annexation is a very real possibility. If the city wants to continue its Illegal actions and allow developers to go against your own rules then I will be forced to start action against the city or you could just start doing what ss right and keep me informed of all actions that happening on these 2 lots.

Sincerely

Pete L Spairring

From: Jill Ding <JDing@Rentonwa.gov>
Sent: Monday, October 19, 2015 2:28 PM
To: 'half_pete@msn.com'
Cc: Kris Sorensen; Laureen M. Nicolay
Subject: FW: Information Request, Limelite Short Plat, City File LUA14-001083

Mr. Sparing,

A pre-application meeting has been held on the property you are inquiring about, however a formal land use application has not yet been submitted. Once a formal land use application is submitted, notification will be sent to all property owners within 300 feet of the project site. Once the application is submitted you may add your name to the project as a party of record. In addition, upon submittal we will advertise a 14-day public comment period during which you may submit comments on the project. Once a decision is issued there will also be a 14-day appeal period during which you may file an appeal of the project if you feel that the City has issued a decision in error.

Please let me know if you have further questions.

Jill Ding

Senior Planner

CED

City of Renton

(425) 430-6598

jdilling@rentonwa.gov

From: Kris Sorensen
Sent: Monday, October 19, 2015 2:18 PM
To: Jill Ding
Cc: Laureen M. Nicolay
Subject: FW: Information Request, Limelite Short Plat, City File LUA14-001083

Jill - Mr. Peter Spairring is calling about a Variance at the SW corner of S 162nd st and 114th ave SE. I thought the call was regarding one of two short plats near that corner I had worked on. He is trying to contact you Jill about the Variance and probably provide comments.

Kris Sorensen, Associate Planner, Planning Division, Community & Economic Development, City of Renton, 425-430-6593

From: Laureen M. Nicolay
Sent: Thursday, October 15, 2015 4:54 PM
To: Kris Sorensen
Subject: FW: Information Request, Limelite Short Plat, City File LUA14-001083

Hi Kris, Could you please respond to Mr. Spairring? He is anxious for a reply. Thank you, Laureen

From: CEDAR RIVER MEDICAL MASSAGE [mailto:half_pete@msn.com]
Sent: Thursday, October 15, 2015 4:20 PM
To: Laureen M. Nicolay
Subject: RE: Zoning Land Use Information Request

Why have you not responded. How much are you receiving from the builder as a pay off for allowing him a variance against the rules that have been set up?

Information Request, Limelite Short Plat, City File LUA14-001083

Thank you for your email. I have forwarded it to the planner assigned to the project: Kris Sorensen. Kris will be getting back to you soon. Laureen



Laureen Nicolay, Senior Planner

City of Renton

Community and Economic Development

1055 S. Grady Way, Renton WA 98057

lnicolay@rentonwa.gov | 425-430-7294

From: half_pete@msn.com
To: lnicolay@rentonwa.gov
CC: half_pete@msn.com
Date: Sat, 10 Oct 2015 15:41:26 -0700
Subject: Zoning Land Use Information Request

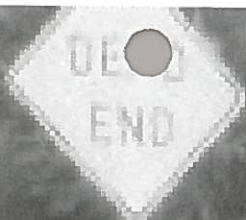
Public Works/Utility Inquiry

Data from form "Zoning and Land Use Information Request" was received on 10/10/2015 3:41:26 PM.

Zoning and Land Use Information Request

Field	Value
Sender's Name	Pete Spairring
Sender's Address 1	607 SW Grady Way ste 220
Sender's Address 2	
Sender's City, State, Zip	Renton Wa 98055
Sender's Phone	206-371-7711
Sender's Email	half_pete@msn.com
Question	Why are you allowing a corner property to be split against city regulations with out making it public, on the corner of s 162nd st and 114th ave se. You have allready bribed the land owners to get anexation in this neighbor and now you are allowing a variance without public imput. I have allready written in against the development and should have been kept in the loop. You have not followed your own regulation and informed the public. I have pictures of the corner and know notice was ever posted for this. Please stop the development know.
Sender's Name	S 162nd st and 114th ave SE

Email "Zoning Land Use Information Request" originally sent to lnicolay@rentonwa.gov from half_pete@msn.com on 10/10/2015 3:41:26 PM. The following were also sent a copy: half_pete@msn.com.



To whom it may concern:

Project name/number: Lund Short Plat II / LUA15-000859, SHPL-A

Project location: 16203 114th Ave SE Renton WA 98055

My name is Victor Dron. I currently reside at 16211 114th ave SE Renton WA 98055. I understand that JK Monarch is applying for a short plat to build two houses on a 10000 sq ft lot. I would like the City to be aware that the houses that were built by JK Monarch on the same street are already too close to each other. The proposed build of two houses on the remaining lot is a bad idea. I work at Valley Medical Center as a Registered Nurse. I want the neighborhood that I currently reside in to be a safe and pleasant neighborhood for all.

Since I have lived in the current neighborhood, I have noticed many children playing in the street, both on 114th ave SE and SE 162nd ST. The intersection is only a two way stop sign. Multiple times I have seen cars drive way above the posted speed limit on both streets. I know that once there are two houses built on the corner lot, the safety of the neighbors, especially the kids, will be hindered. JK Monarch is known to build beautiful houses, but also big and tall ones. If there are two houses in that lot, I am sure that safety of the people in the neighborhood will be affected.

There are multiple schools within a two mile radius, I have seen children walking to and from school, even when it is dark outside. There is a 7th day Adventist church in the neighborhood, in witch member of the church only walk to and from church. Both streets, 114th ave SE and SE 162 are already unsafe for people walking on them. There is a lack of sidewalks, overhead lights and stop signs.

Building more houses, including fences and everything else that comes with building new homes will not be a good idea for this neighborhood. Building two houses could potentially make this neighborhood an more unsafe place to live.

I request that if JK Monarch wants to build more houses, to let them build only one. I'm in agreement for a more safe neighborhood. I'm sure most if not all of the neighbors will agree.

Sincerely yours


Victor Dron

12/26/15

EXHIBIT 10

Denis Law
Mayor

City of Renton



Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

December 31, 2015

Victor Dron
16211 114th Avenue SE
Renton, WA 98055

SUBJECT: Lund Short Plat II, LUA15-000859, SHPL-A

Dear Mr. Dron:

Thank you for your comment letter. Your letter has been included in the official file for consideration by the decision maker and you have been added as a party of record for this project.

In your comment letter you cited pedestrian safety as a concern. Your comments are timely. As part of the subdivision review process, staff is required to review the proposal for compliance with the adopted street standards and as well make a finding regarding "Safe Walking Routes to School" for children walking to school or the bus stop. An evaluation of whether the project complies with the above mentioned requirements will be included in the Administrative Decision that you will receive a copy of as a party of record. Once the City issues a decision, a 14 day appeal period will run, during which you would have the opportunity to appeal should you feel that the City erred in its decision.

Please contact me at (425) 430-6598 or jding@rentonwa.gov if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jill Ding".

Jill Ding
Senior Planner

EXHIBIT 11

ADVISORY NOTES TO APPLICANT

LUA15-000859



Application Date: December 10, 2015
Name: Lund Short Plat II

Site Address: 16203 114TH Ave SE, LOT
RENTON, WA 98055

PLAN - Planning Review - Land Use

Version 1 |

Technical Services Comments	Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov
<p>Recommendations: 100 year Floodplain shown on Short Plat under recording no. 20070919900008 is not shown on the maps for this Short Plat.</p> <p>Information needed for final short plat approval based on the preliminary version submitted includes the following: Note the City of Renton land use action number and land record number, LUA15 000859 and LND 20 0624, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.</p> <p>Label new lots as Lot A and Lot B to be consistent with design plans.</p> <p>Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.</p> <p>Referenced the streets as 60' County ROW. Streets are now within the City of Renton boundaries.</p> <p>Ties to the City of Renton Survey Control Network is required. Please reference the City of Renton Control ties in the Basis of Bearing statement as they are not shown on the survey.</p> <p>Provide short plat and lot closure calculations.</p> <p>The city will provide addresses for the proposed lots as soon as possible. Note said addresses on the final short plat drawing.</p> <p>Note the plat name and lot and tract numbers of the adjoining properties. Please remove or make smaller the reference to the parcel number.</p> <p>The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.</p> <p>All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.</p>	

Community Services Review Comments	Contact: Leslie Betlach 425-430-6619 LBetlach@rentonwa.gov
<p>Recommendations: 1. Parks Impact Fee per Ordinance 5670 applies.</p> <p>2. Along 162nd Street: 8' wide planting strip along curblin, then sidewalk required. Plant only large maturing, non maple species, beginning 40 feet from intersection with 114th Avenue SE; 1 tree at Lot 2; 1 tree at lot 1. Specimen grade trees only. Along 114th Avenue: Maintain existing conditions consistent with other existing lots.</p>	

Engineering Review Comments	Contact: Jan Illian 425-430-7216 jillian@rentonwa.gov
<p>Recommendations: EXISTING CONDITIONS</p> <p>WATER Water Service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be submitted to the City.</p> <p>SEWER Sewer Service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be submitted to the City.</p> <p>STORM There are is limited drainage improvements in SE 162nd Street and 114th Ave SE.</p> <p>STREETS There are street improvements fronting the site in 114th Ave SE and SE 162th Street.</p> <p>CODE REQUIREMENTS</p> <p>SURFACE WATER</p> <p>1. A drainage report dated November 11, 2015, was prepared and submitted by Larson and Associates with the site plan application. The proposed two lot short plat is subject to Appendix C, Small Project Drainage Review. Soils test report provided by Krazan and Associates on October 15, 2015 indicate full infiltration is not feasible and full dispersion is not possible due to the size of the lots. Flow control to each new lot will be mitigated by utilizing Basic Dispersion and the Restrictive Footprint Credit BM~</p> <p>2. Surface water system development fee is \$1,485.00 per lot.</p>	

EXHIBIT 12

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments

Contact: Jan Illian | 425-430-7216 | jillian@rentonwa.gov

TRANSPORTATION/STREET

1. Existing right of way width in SE 162nd Street is 60 feet. Existing right way of width in 114th Ave SE is 60 feet. Both streets are classified as residential access roads. To meet the City's complete street standards, half street improvements including 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060.
2. The applicant submitted a request for a street modification allowing the existing sidewalk, curb and gutter in SE 162nd and 114th Ave SE to remain. The original short plat was approved in King County and the street frontage improvements were built at that time prior to annexation into the City.
3. A new curb ramp per ADA standards will be required to be installed at the corner of SE 162nd and 114th Ave SE.
3. Current traffic impact fee is \$1,430.72 per new single family lot. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home.
4. Street lighting is not required for a two lot short plat.
5. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16').
6. Driveway shall not exceed 15% slope. Driveways over 8 % slopes require strip drains.

GENERAL COMMENTS

1. Separate permits and fees for storm connections will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a landscape plan shall be included with the civil plan submittal.

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrant can be counted toward the requirements as it is up to current code. Water availability certificate is required to be obtained from Soos Creek Sewer and Water District.
2. Fire department apparatus access roadways are adequate as they exist.

ADMINISTRATIVE STREET MODIFICATION

☒ **RECOMMENDED FOR APPROVAL** ☐ **DENIAL**

EVALUATION FORM & RECOMMENDATION

PROJECT NAME: Lund Short Plat II
PROJECT NUMBER: LUA15-000754, MOD
PROJECT MANAGER: Jan Illian, Plan Reviewer
APPLICANT: HCH Lund LLC
ZONING CLASSIFICATION: Residential 8 (R-8)
PROJECT LOCATION: 16203 114th Ave SE

SUMMARY OF REQUEST:

Pursuant to RMC 4-9-250D the applicant is requesting an Administrative Modification from RMC 4-6-060 Street Standards for 114th Avenue SE and SE 162nd Street. The street frontage improvements along 114th Avenue SE and SE 162nd Street per RMC 4-6-060 require 53 ft. of right-of-way minimum (existing right-of-way is 60 ft). In addition, the standards require a minimum of 26 ft of pavement, curb and gutter, 8 ft. planter strip, 5 ft. sidewalks, and 6 ft. parking lanes. The applicant is requesting an exemption from the typical required street frontage improvements along 114th Avenue SE and SE 162nd Street and landscape area on the back side of the sidewalk.

BACKGROUND:

The original Lund Short Plat was developed in King County in 2007 and required the installation of street and pedestrian improvements, including vertical curbs, 5' sidewalks, residential access curb-cuts, drainage, and ADA compliant pedestrian accesses at the intersections of 114th and 162nd, and 114th and 164th. Lund Short Plat II proposes to short plat one lot from the original Lund Short Plat into two. See Exhibits 1 and 2 for Site Plan and Existing Site Photos.

EXHIBITS:

Exhibit 1: Site Plan
Exhibit 2: Existing Site Photos

ANALYSIS OF REQUEST:

The Section 4-6-060Q.1 allows the Administrator to grant modifications provided the modifications meet the following criteria (pursuant to RMC 4-9-250D.2):

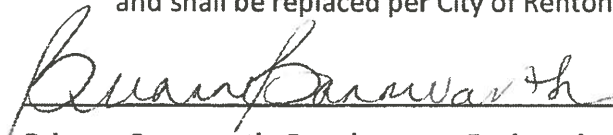
Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><u>Staff Comment:</u></p> <p><i>The Community Design Element has applicable policies listed under a separate section labeled Promoting a Safe, Healthy, and Attractive Community. These policies address walkable neighborhoods, safety and shared uses. The intent of the policies is to promote new development with walkable places that support grid and flexible grid street and pathway patterns, and are visually attractive, safe, and healthy environments. The requested street modification is consistent with these policy guidelines.</i></p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><u>Staff Comment:</u></p> <p><i>The modified street improvements will meet the objectives of a safe walkable environment. The improvements provide for a planting strip of sufficient size for landscaping on the backside of the sidewalk. The five foot wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u></p> <p><i>The new improvements will meet the standards for safe vehicular and pedestrian use within the current roadway improvements.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><u>Staff Comment:</u> See comments under criterion 'b'.</p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><u>Staff Comment:</u></p> <p><i>The revised street standards provide a safe design for vehicles and pedestrians, and will enhance the attractiveness of the new development. Maintaining a consistent appearance along the street frontage will be beneficial to the subject property and surrounding property owners.</i></p>

✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u></p> <p><i>There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area.</i></p>
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STAFF RECOMMENDATION

The proposal satisfies 6 of the 6 criteria listed in RMC 4-9-250D.2 for the requested modification if all conditions of approval are met. Therefore, the street modifications of the Lund Short Plat II project, Project Number LUA15-000754, MOD is **recommended for approved** and subject to the following condition of approval:

1. Curb ramp at the southwest corner of 114th Avenue SE and SE 162nd Street shall meet current ADA standards.
2. Existing driveway and the adjacent curb and sidewalk along 114th Avenue SE is cracked and shall be replaced per City of Renton standards.


Brianne Bannwarth, Development Engineering Manager

11/13/15
Date

This recommendation for approval of this modification will become part of the Staff's project report to the Hearing Examiner once a formal short plat is submitted to the City. If Short Plat Application submitted to the City is substantially different than what is shown in Exhibit 1 of this Recommendation, then the City reserves the right to reevaluate this recommendation. Please include this recommendation as part of the Lund Short Plat II Land Use Application.

If you have any further questions regarding this decision, feel free to contact the project manager, Jan Illian, at 425.430.7216 or jillian@rentonwa.gov.

CITY OF RENTON SHORT PLAT

FILE NO: _____

LAND RECORD NUMBER: _____

RECORDING NO. _____

BOOK/PAGE _____

SCALE: _____

PORTION OF _____

NE 1/4 OF NE 1/4 SECTION 29, TWP. 23 N., R. 5 E., W.M.

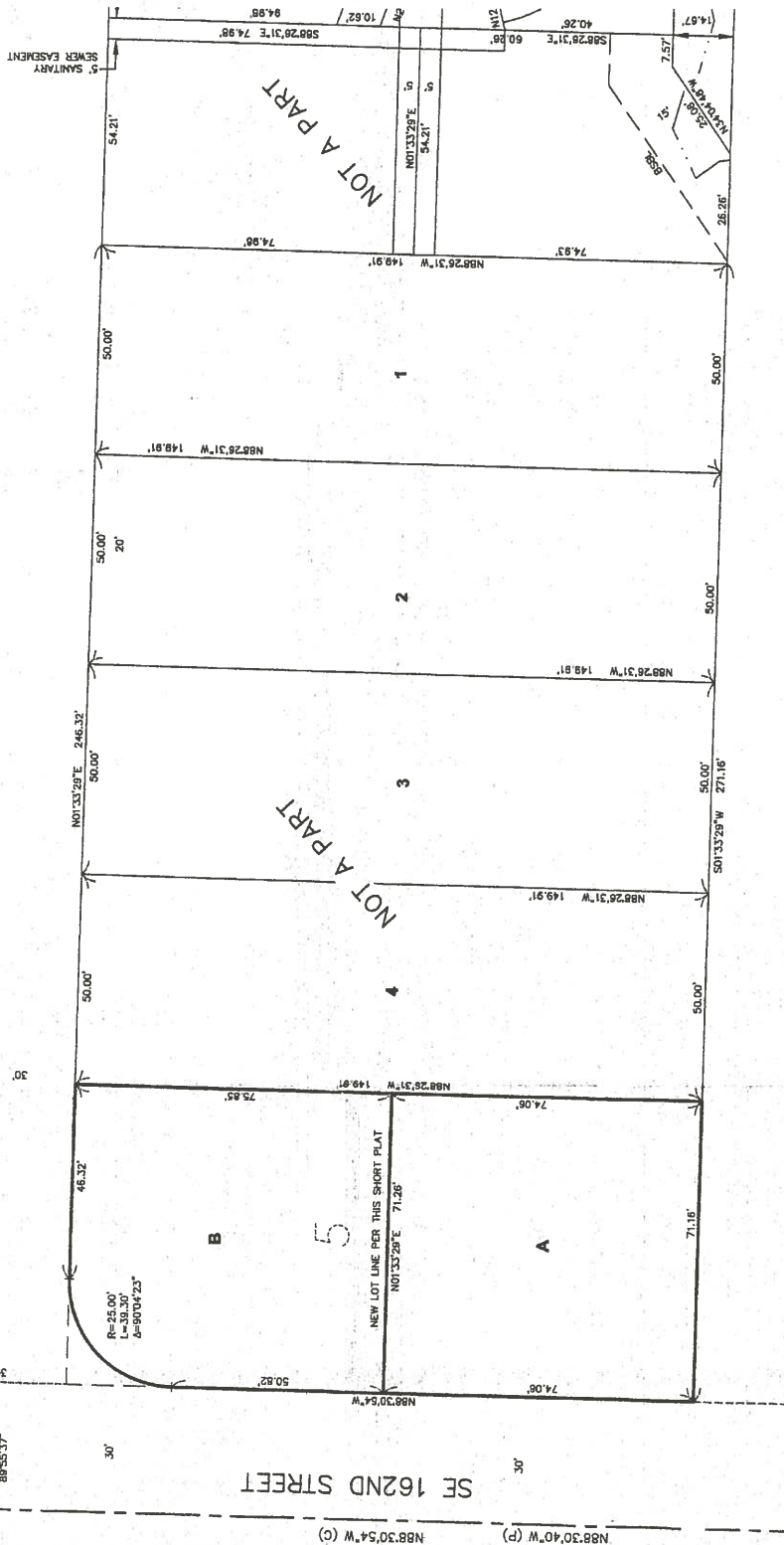
FOUND PUNCH IN BRASS CAP
STAMPED "1885" IN
CONCRETE MONUMENT IN CASE

HELD PLAT
ANGLE OF
89°55'37"

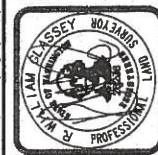
114TH AVENUE SE

N01°33'29"E 656.33' (M)(P) (BASIS OF BEARING)

FOUND BRASS TACK IN LEAD,
STAMPED "1885" IN
CONCRETE MONUMENT IN CASE



21 AUG 2014



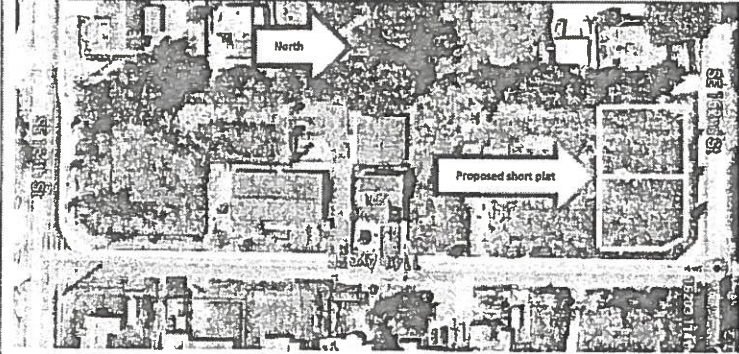

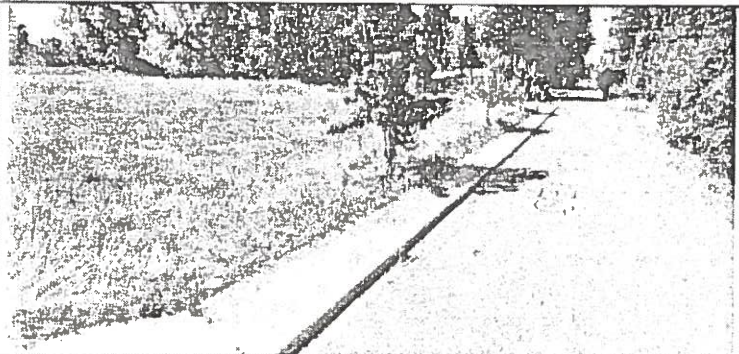
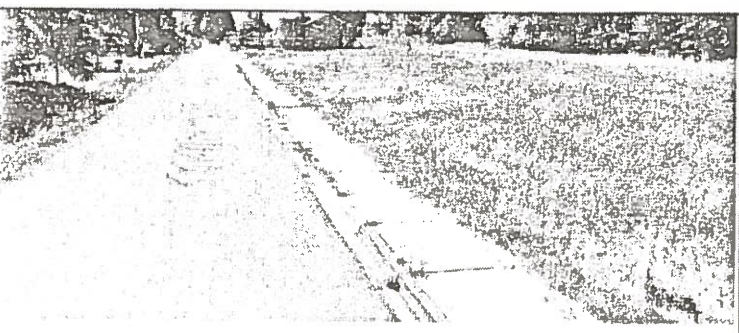
PLS, Inc.
Professional Land Surveyors
335 NW Gilman Boulevard, #201
Issaquah, Washington 98027
(425) 313-8378 (fax) 313-8378

LUND SHORT PLAT II

DRAWN BY:	BPM	DATE:	AUGUST 18, 2014	JOB NO.:	13093
CHECKED BY:	RWG	SCALE:	1"= 20'	SHEET:	2 OF 2

Lund Short Plat II
Request for Waiver of the Complete Street Standards

ATTACHMENT A

	<p><i>Air photo of overall 2007 Lund Short Plat street and pedestrian improvements (proposed subdivision shown with green-line)</i></p>
	<p><i>View of the ADA access at the southwestern corner of 114th and 162nd</i></p>
	<p><i>Westerly view along 162nd</i></p>
	<p><i>Southerly view along 114th</i></p>

Dear Jill Ding,

✓ added - PAR

December 31
2015

RE: Project Lund Short Plat II LUAIS-000859 SHPL-4
my comments - Party of the record

DANA Cook 11304 SE 162nd St Renton
WA 98055

Concerns: Large houses ^(future) blocking corner
intersection of 114th and 162nd St. View
should be clear of ANY obstruction. This
includes house or cars Hazardous corner

offstreet parking: Due to the narrowing
of 114th street due to sidewalk and curb,
traffic is impeded by cars parking more
in the street. There are times we can
barely get through. This is very annoying
and inconsiderate of those residents.

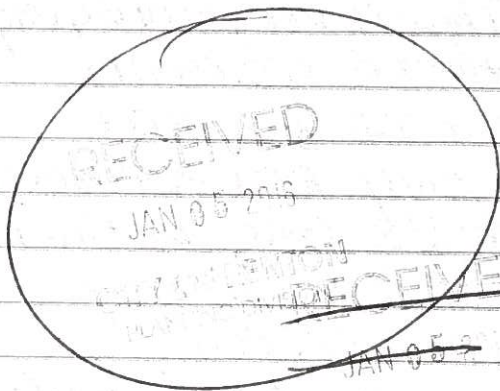
Please make sure there is NO more
curbside parking in ANY new construction.
All resident parking should stay within
their own driveway. SE 162nd St is a
main thoroughway. Do not narrow it.

Landscaping: Please require tree/shrub
planting for better neighborhood aesthetics.
This also cuts down noise and slows
drainage, provides shelter for wildlife and
offsets the carbon footprint of big houses.

Protect our aquifers! This AREA is full
of springs and provides water for Renton
Residents. Stop the over building or we
may end up with sink holes.

Thank you for any consideration
and decisions that are truly
beneficial for neighborhoods!

Dana Cook



~~RECEIVED~~
~~JAN 05 2015~~

~~CITY OF DENTON
PLANNING DIVISION~~

~~RECEIVED~~
~~JAN 05 2015~~

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PLANNING DIVISION~~

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